

March 5, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0210

Frozen Pond Investments

Clover Hill Magisterial District
620 and 636 Johnston Willis Drive

REQUEST: A ninety-nine (99) parking space Variance to the 360 parking space requirement for indoor recreation.

RECOMMENDATION

Recommend denial of this request for the following reasons:

- A. Staff finds there are no extraordinary circumstances or conditions applying to this property which do not apply generally to all other properties in the immediate area.
- B. An alternative exists to this request.
- C. The Variance is not in accord with the spirit and intent of the Zoning Ordinance.

GENERAL INFORMATION

Location:

Property is located at 620 and 636 Johnston Willis Drive. Tax IDs 745-708-Part of 7314 and 746-707-Part of 0668 (Sheet 6).

Existing Zoning:

C-5

Size:

14.38 acres

Existing Land Use:

Commercial

Adjacent Zoning and Land Use:

North - C-5; Vacant
South - C-5 and I-1; Commercial and Vacant
East - I-1; Commercial and Vacant
West - I-1; Commercial and Vacant

Utilities:

Public water and sewer

General Plan:

(Northern Area Land Use and Transportation Plan)

Light industrial use

DISCUSSION

The applicant is proposing to construct a skateboard park next to the ice skating rink. The applicant has indicated the proposed skateboard park will be 40,000 square feet which requires 200 parking spaces. The existing ice rink is 32,000 square feet and requires 160 parking spaces. The proposed skateboard park and the ice rink are on the same parcel and would be required by the Zoning Ordinance to have a total of 360 parking spaces. The preliminary plan identifies 261 parking spaces. Therefore, the applicant requests a ninety-nine (99) parking space Variance.

The applicant offers the following justification in support of this request:

This request is for a Variance to the parking requirements of indoor recreation facilities, due to the nature of activity involved. A proposed skateboard park would require strict control over occupancy of facilities. The request is for the parking to be held to the requirement of one (1) space per three (3) occupants at maximum occupancy plus one (1) per employee at maximum shift. The proposed use is not specifically enumerated in the Zoning Ordinance Parking Requirement. Staff has interpreted a parking requirement far in excess of the applicants calculated needs. Other Jurisdictions in Virginia have requirements 1/3 to 1/4 of Chesterfield County's interpreted requirements. It is both environmentally and economically not viable to provide the excess parking and pavement.

The applicant has also provided a parking survey (see attachment).

On April 6, 1994, the Board of Zoning Appeals approved for one (1) year a seventy-two (72) parking space Variance to the 160 parking space requirement for the ice skating rink on the subject property. When the applicants applied to renew the Variance request, on April 5, 1995, staff's field visit revealed the adjacent properties were being used as parking lots. These properties were vacant and vehicles were parking in the dirt. At the April 5, 1995, meeting the applicant had obtained an executed contract to purchase land necessary to be in compliance with the Zoning Ordinance and withdrew their request.

The applicant is now proposing to construct a skateboard park adjoining the ice skating rink. As noted in the applicant's justification, the skateboard park use is not specifically enumerated in the Zoning Ordinance. Staff is concerned that if the Variance is approved and the applicant builds this 40,000 square foot facility the parking provided may prove to be insufficient. Therefore, staff is recommending the applicant have a contingency plan for purchasing additional property. Staff notes the applicant has indicated they have purchased a part of the twelve (12) acre parcel located to the south of the ice rink. Staff would suggest the applicant purchase additional property if the Variance is approved to have sufficient parking if a problem does occur.

As required by the Zoning Ordinance, the applicant has provided no information, which would serve as a basis for granting this Variance. Staff finds no physical surroundings, shape or topographical conditions on the property which would present a particular hardship if this Variance were denied. Staff finds no conditions upon which this request is based which are unique to the property and do not apply generally to other properties in the area.

Staff believes that an alternative exists to this request which does not violate parking space requirements. If the applicant were to purchase a larger section of the twelve (12) acres which they have purchased they would have enough area for the required parking spaces and thereby eliminating the need for this request.

Staff believes that an alternative exists to this request and it is based on financial consideration rather than physical hardship, or other conditions which are not applicable to other property in the area. Therefore, staff cannot support this request. However, if the Board feels that this request has merit, staff recommends that it be subject to the following condition:

CONDITION

This request shall be for the proposed ninety-nine (99) parking space Variance to the 360 parking space requirement only and shall be granted only for one (1) year.

1. SITE ADDRESS: 620 JOHNSTON WILLIS DRIVE
CHESTERFIELD COUNTY, VIRGINIA

2. OWNER: RICHMOND ICE ZONE AGENT: BALZER & ASSOC.
636 JOHNSTON WILLIS DRIVE 501 BRANCHWAY RD.
RICHMOND, VA 23236 RICHMOND VA 23236
PHONE: (804)-378-9465 PHONE:(804)-794-0571
FAX: (804)-378-9333 FAX:(804)-794-2635
CONTACT: BRAD ROBINSON CONTACT: STEVE COWLEY

3. USE: SKATEBOARD PARK & EXISTING ICE RINK

4. ZONING: C-5(POST DEVELOPMENT)

5. TAX PARCEL NO.: 746-707-0668-00000

6. SITE AREA: 3.50 ACRES
DISTURBED AREA: 3.08 ACRES

7. WATER: COUNTY

8. SEWER: COUNTY

9. BUILDING AREA/NO. OF STORIES: EX. ICE RINK - 32,000SF / 1-STORY
PROP. SKATEPARK - 40,000SF / 1-STORY

10. PARKING REQUIRED: (EXISTING ICE RINK) 1 PER 200 SF = 160 SPACES
(PROP. SKATE PARK) 1 PER 3 OCCUPANTS (MAX. OCCUPANCY)=95 SPACES 10' REARYARD
PLUS 1 PER EMPLOYEE ON MAX. SHIFT = 6 SPACES SETBACK
TOTAL = 261 SPACES

11. PARKING PROVIDED: EXISTING SPACES TO REMAIN = 84 SPACES
PROPOSED SPACES = 177 SPACES
TOTAL = 261 SPACES

12. SURFACE PARKING AREA LANDSCAPE
REQUIRED: 20 S.F. OF INTERIOR LANDSCAPE
PER PARKING SPACE= 5,160 SF
PROVIDED: 5,160 SF (PER LANDSCAPE PLAN)

13. CROSS CONNECTION AND BACKFLOW VALVE SHALL BE INSTALLED TO BOCA
CODE. AN APPROVED REDUCED PRESSURE DEVICE SHALL BE INSTALLED
ON THE MAIN WATER SERVICE TO THE BUILDING. AN APPROVED
BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON THE
IRRIGATION SYSTEM IF APPLICABLE.

TIGER ENTERPRISES, INC.
GPIN: 745-708-1431-00000
D.B. 1835, PG. 1374
ZONED: 1-1

SAW CUT EX. PAVEMENT

N 3707958.09
E 11745577.54

REARYARD
SETBACK

DRAINAGE
EASEMENT
D.B. 2554, PG. 833



CLOVER HILL DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

LAYOUT PLAN

ICE ZONE II

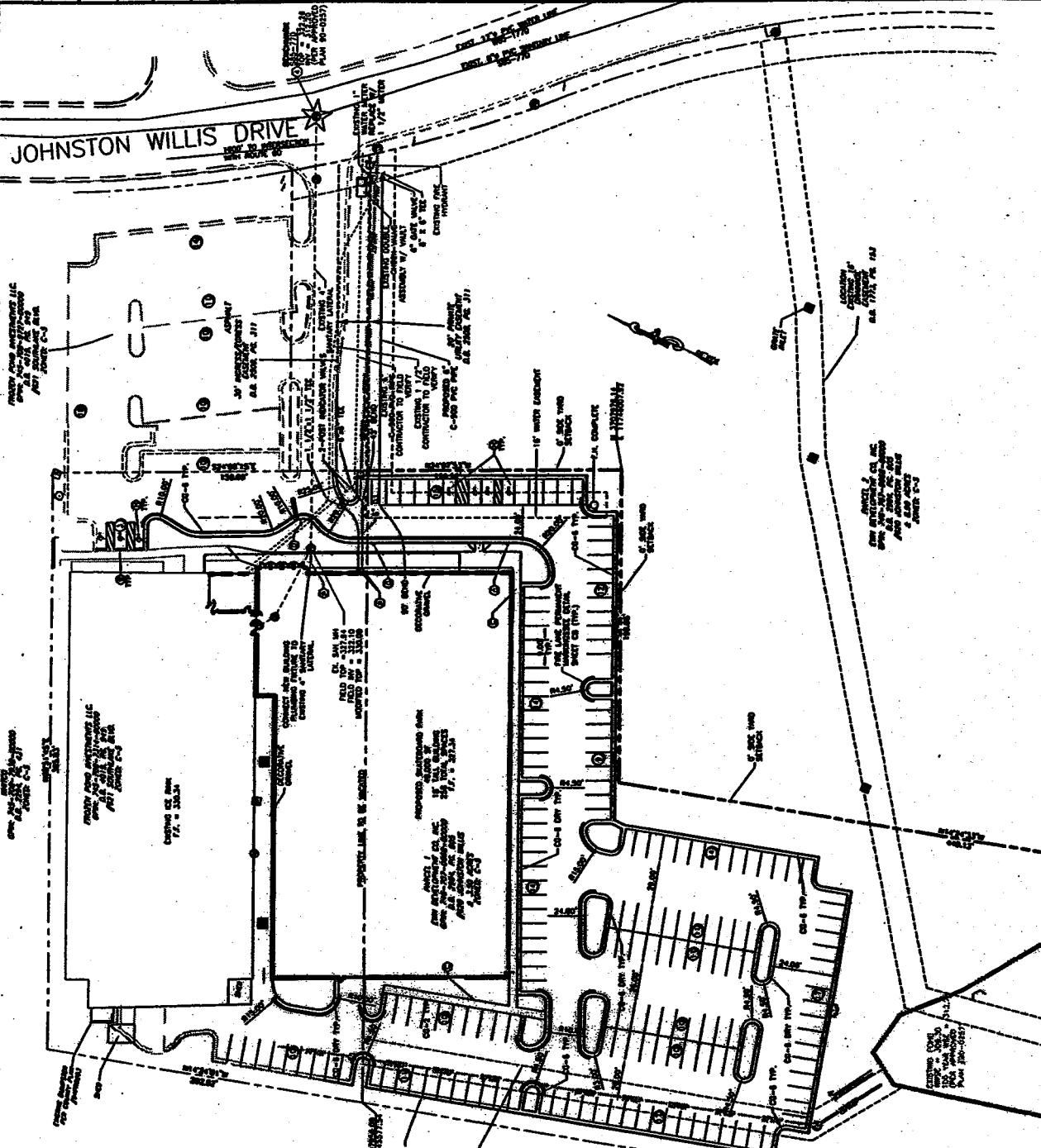
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Order No.

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VICINITY MAP

SCALE: 1"=1000'

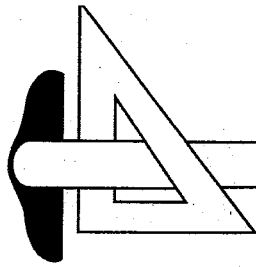
GENERAL NOTES

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03ANO210-2



**Ramey Kemp & Associates
of Richmond**

Transportation Engineers

February 14, 2003

Mr. Brad Robinson
Richmond Ice Zone
636 Johnston Willis Drive
Richmond, Virginia 23236

Reference: Proposed Skate Park
Chesterfield County, Virginia

Subject: Parking Survey

Dear Mr. Robinson:

This letter is in regards to the proposed skate park to be located at the existing Richmond Ice Zone facility in Chesterfield County, Virginia. Per your request, Ramey Kemp & Associates of Richmond (RKAR) has conducted a parking survey at an existing facility similar to that proposed in Chesterfield County. The purpose of this survey is to determine the parking demand for a skate park and apply that information to the proposed site. With this information this report will determine the expected parking demand of the proposed facility and make recommendations as to the number of parking spaces needed for the proposed development.

In order to determine the expected parking demand of the proposed facility, a parking survey has been conducted at the 915 SkatePark in Greensboro, North Carolina. The facility is located at 915C Warren Street, Greensboro, North Carolina 27403. This facility is approximately 20,000 square feet (sf) in size. It is a stand-alone facility with a retail shop devoted to skating supplies. Based on engineering judgment, it was determined that the peak day of activity for a facility of this type is Saturday. Therefore, a parking survey was conducted at the existing facility during the hours of operation on February 8, 2003. Refer to the technical appendix for computer printouts of the raw data collected at the existing facility. The information collected at the site includes all traffic entering and exiting both the skate-park and skate-shop. Counts used to conduct the survey were based on five minute increments.

Results of the parking survey indicate that the existing facility has a total of 120 vehicles entering and exiting the site during the hours of operation (Noon to 8 p.m.) on a typical Saturday. At the peak of operation, the facility had a total of 10 vehicles parked at the site during any one five-minute increment. Field observations indicate that the facility caters to younger patrons that do not possess a driver's license. This contributes to the low number of vehicles parked at the facility, since the patrons are dropped off at the site without the vehicles being parked for any length of time.

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FEB 19 2003
DIRECTOR
PLANNING DEPARTMENT

Page Two
February 14, 2003
Mr. Brad Robinson

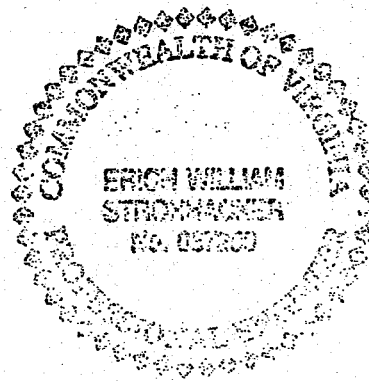
Based on discussions with the developer of the proposed skate park in Chesterfield County, the proposed site is expected to be approximately 40,000 sf in size. Therefore, a factor of 2 has been calculated to determine the parking demand of the site based on the parking survey conducted at the existing facility in Greensboro, North Carolina. Based on the parking survey of the existing facility, the size of the existing facility, and the size of the proposed facility; it is the conclusion of this analysis that the proposed site is expected to have a parking demand of approximately 20 vehicles during any five minute increment of a typical 'worst case' operating day. However, it is recommended to construct additional parking spaces as deemed feasible based on the size of the property being developed. The number of spaces to be constructed should not be less than 40 to insure that spikes in the peak demand can be accommodated on days of operation.

If you have any questions or comments regarding this survey, please do not hesitate to call.

Sincerely yours,
Ramey Kemp & Associates



Erich Strohhacker, P.E.



2/14/03

TECHNICAL APPENDIX

Default Comments

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Groups Printed- Unshifted

Start Time	departing vehicles From North					From East					arriving vehicles From South					From West					Excl u. Total	Inclu Total	Int. Total
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12:00 PM	0	1	0	0	1	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	7	7
12:15 PM	0	6	0	0	6	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	13	13
12:30 PM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	7	7
12:45 PM	0	4	0	0	4	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	13	13
Total	0	15	0	0	15	0	0	0	0	0	0	25	0	0	25	0	0	0	0	0	0	40	40
01:00 PM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	10	10
Grand Total	0	20	0	0	20	0	0	0	0	0	0	30	0	0	30	0	0	0	0	0	0	50	50
Apprch %	0.0	100.0	0.0			0.0	0.0	0.0			0.0	100.0	0.0			0.0	0.0	0.0					
Total %	0.0	40.0	0.0		40.0	0.0	0.0	0.0		0.0	0.0	60.0	0.0		60.0	0.0	0.0	0.0		0.0	0.0	100.0	0

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File Name : skatepark2

Site Code : 22222222

Start Date : 02/08/2003

Page No : 1

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01:25 PM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
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01:45 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3
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02:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
02:05 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
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03:05 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
03:10 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3
03:15 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3
03:20 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
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Total	0	12	0	0	12	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	24
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04:05 PM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
04:10 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3
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04:55 PM	0	4	0	0	4	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	10
Total	0	21	0	0	21	0	0	0	0	0	0	18	0	0	18	0	0	0	0	0	39
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05:10 PM	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	5
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05:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
05:50 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:55 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4
Total	0	18	0	0	18	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	28

06:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:10 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
06:15 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	2
06:20 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	3
06:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
06:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:40 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:45 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
06:50 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	4
06:55 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	8	0	0	8	0	0	0	0	0	0	8	0	0	8	0	0	0	0	16
07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:05 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
07:10 PM	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	0	0	0	0	5
07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:20 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	2
07:25 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
07:30 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:35 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
07:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:55 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	8	0	0	8	0	0	0	0	0	0	6	0	0	6	0	0	0	0	14
08:00 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:20 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	3
08:25 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
08:30 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	97	0	0	97	0	0	0	0	0	0	78	0	0	78	0	0	0	0	175
Apprch %	0.0	100.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	100.0	0.0	0.0		0.0	0.0	0.0	0.0	
Total %	0.0	55.4	0.0	0.0	55.4	0.0	0.0	0.0	0.0	0.0	0.0	44.6	0.0	0.0	44.6	0.0	0.0	0.0	0.0	0.0